

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0036, East Cesar Chavez Neighborhood Planning Area Vertical Mixed Use Building (V) Rezoning

P.C. DATE: May 12, 2009

AREA: 7 tracts on 2.37 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD);
Jacob Browning, Neighborhood Planner

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Home Builders Association of Greater Austin
Sentral Plus East Austin Koalition (SPEAK)
Austin Neighborhoods Council
East Cesar Chavez Neighborhood Planning Team
Guadalupe Neighborhood Development Corp.
Homeless Neighborhood Organization
AMA Neighborhood Association
Holly Street Association
PODER People Organized in Defense of Earth and her Resources
Austin Parks Foundation
El Concilio, Coalition of Mexican American Neighborhood Association
Email Notification Test Group
League of Bicycling Voters
Terrell Lane Interceptor Assn.
East Town Lake Citizens Neighborhood Organizations
Austin Street Futbol Collaborative
Tejano Town

AREA OF PROPOSED ZONING CHANGES: The East Cesar Chavez Neighborhood Planning Area is bounded by Chicon Street to the east, Lady Bird Lake to the south, I-35 to the west, and the alley between East 6th Street and East 7th Street to the north. For a map of the area, please refer to the Attachments.

WATERSHEDS: Town Lake (Urban); Waller Creek (Urban)

DESIRED DEVELOPMENT ZONE: Yes

SCHOOLS: Sanchez Elementary School; Martin Junior High School

APPLICABLE CORE TRANSIT CORRIDORS: East 5th Street; East 6th Street**STAFF COMMENTS:**

In addition to the VMU Overlay District, the East Cesar Chavez Planning Team recommended to opt-in nine (9) properties outside of the district's boundaries to receive the VMU (V) zoning designation. The opt-in properties are, in total, 2.37 acres. The VMU Overlay District properties were excluded from this process as they fall under the Plaza Saltillo TOD Station Area Plan; therefore, the zoning recommendations for the Station Area Plan trump those of the VMU process. Only the VMU zoning (V) will be applied to those properties opted-into the VMU Overlay District.

The planning team's recommendations are not entirely consistent with the East Cesar Chavez Future Land Use Map (FLUM), adopted in May of 1999. Two properties alongside a portion of a third (tracts 105 and 106) on Clermont Avenue have future land use designations of open space on the FLUM; these properties should be designated as mixed-use or mixed-use/office to receive the V zoning. These three parcels are the subject of the accompanying neighborhood plan amendment case, NPA-2009-0002.01.

LIST OF ATTACHMENTS:

Attachment 1: Vertical Mixed Use (VMU) Opt-In / Opt-Out Application

Attachment 2: East Cesar Chavez VMU Tract Table

Attachment 3: East Cesar Chavez VMU Neighborhood Recommendations

Attachment 4: East Cesar Chavez VMU Overlay District & Opt-In Tract Map

Attachment 5: Zoning Map

Attachment 6: East Cesar Chavez Aerial Map

Attachment 7: Overview of Vertical Mixed Use (VMU) and the Opt-In/Opt-Out Process

Attachment 8: Received Comment Forms

Attachment 9: East Cesar Chavez Neighborhood Planning Team Minutes re: inclusion of additional property to Tract 103

PLANNING COMMISSION RECOMMENDATION:

May 12, 2009: Recommended approving vertical mixed use building (V) zoning with Dimensional Standards and Additional Uses in Office Districts to Tracts 100 - 106; Recommended applying an affordability level of 60% of the median family income for 10% rental units in a vertical mixed use building. Motion made by Commissioner Jay Reddy, Commissioner Clint Small second the motion on a vote of 6-0; Commissioners Paula Hui, Sandra Kirk and Chris Ewen were absent.

ISSUES: The VMU Overlay District properties were excluded from this process as they fall under the Plaza Saltillo TOD Station Area Plan; therefore, the zoning recommendations for the Station Area Plan trump those of the VMU process. Only the VMU zoning (V) will be applied to those properties opted-into the VMU Overlay District.

It has come to the attention of staff that the property owner of the properties included in Tract 3 (901 and 905 East Cesar Chavez) would like to extend the Tract's boundaries to include an additional, adjacent property (907 East Cesar Chavez); this property owner owns all mentioned properties. The East Cesar Chavez Neighborhood Planning Team has expressed support for the inclusion of the additional property within Tract 3; see Attachment 9 for the documentation of said support (highlighted area). This matter does not affect the associated neighborhood plan amendment (NPA-2009-0002.01); this is a zoning issue related only to Tract 3.

CITY COUNCIL DATE: June 11, 2009

ACTION:

CASE MANAGER: Jacob Browning

PHONE: 974-7657

E-MAIL: jacob.browning@ci.austin.tx.us

NEIGHBORHOOD RECOMMENDATION

The East Cesar Chavez Neighborhood Planning Team met in July 2007 to make recommendations on the vertical mixed use opt-in/opt-out process in their neighborhood. In addition to several properties along East 5th and East 6th Streets, the Planning Team reached consensus to opt-in nine (9) properties into the VMU Overlay District. Again, because the entire VMU Overlay District fell within the Plaza Saltillo TOD Station Area Plan, that plan's zoning trumped that of the VMU process. Therefore, all tracts within the VMU Overlay District (along East 5th and East 6th Streets) recommended by the Planning Team have been excluded from this process.

The Planning Team recommends opting-in nine properties within the VMU Overlay District. Tracts 100-106 on both the tract map and tract table represent these properties; the tracts consist of 2.37 acres. Please see the attachments for more information. For these tracts, the Planning Team recommends to opt-in the dimensional standards *and* ground floor uses in office zoning districts; a 60 percent MFI affordability level was also set for VMU-eligible properties.

BACKGROUND

On August 31, 2006, the City Council adopted the "Design Standards & Mixed Use" ordinance as Subchapter E of Chapter 25-2 of the City Code. Most of the provisions of the ordinance went into effect on January 13, 2007. However, a separate process and schedule was established within the ordinance for Vertical Mixed Use.

The VMU Opt-In/Opt-Out process provides an opportunity for neighborhoods to offer recommendations regarding the location and development standards for Vertical Mixed Use Buildings. The primary focus of this process is on property fronting certain major arterials defined as Core Transit Corridors; however, other properties may also be eligible for VMU. With some exceptions, properties fronting on a Core Transit Corridor are eligible for VMU unless "opted-out". Properties not fronting on the Core Transit Corridors are not eligible for VMU unless "opted-in".

As part of the Vertical Mixed Use (VMU) Opt-In/Opt-Out process the city of Austin was divided into approximately 80 neighborhood planning and/or VMU application areas. Over the next several months each of the application areas affected by the VMU process will be the subject of a zoning case. The Planning Commission will review these cases and provide recommendations to the City Council who will make the final determination as to the applicability of VMU. Zoning case C14-2009-0036 is the final step in the Vertical Mixed Use Opt-In/Opt-Out process for the East Cesar Chavez application area. A more detailed overview of Vertical Mixed Use and the Opt-In/Opt-Out process is provided in Attachment 7.

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
W/LO, Warehouse Limited Office	70%
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
LO, Limited Office	70 %
MH, Mobile Home	N / A
MF-4, Multifamily Residence Moderate – High Density	70%
MF-3, Multi-family Residence (Medium Density)	65 %
MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55%
SF-5, Urban Family Residence	55%
SF-3, Family Residence	45 %
SF-2, Single Family Residence – Standard Lot	45 %
P, Public	varies (refer to the <u>Land Development Code</u>)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Att. #1

East Cesar Chavez Neighborhood Planning Team

c/o 1511 Haskell Street
Austin, Texas 78702
512-478-6770

Joseph A. Martinez, chair
josephmartinez@yahoo.com
512-474-8148

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Neighborhood Planning & Zoning

August 9, 2007

George Adams
City of Austin NPZD Dept.
505 Barton Springs Road
Austin, Texas 78704

SUBJECT: Transmittal of VMU application for East Cesar Chavez Neighborhood Planning Team

Dear George Adams:

Attached are the documents requested as part of exercising our recommendation of options for the application of Vertical Mixed Use on the commercial properties in the East Cesar Chavez Neighborhood Planning Area. We appreciated the support of you and your staff in conducting several workshops, especially the joint workshop held at Conley-Guerrero Senior Center on April 26th in collaboration with the Neighborhood Housing and Community Development staff and 5 different eastside planning teams whose primary concerns were the affordable housing incentives under the VMU ordinance. After the workshop, eastside planning teams shared strategies and we want to recognize the Rosewood Planning Team for sharing a technique with us that ultimately shaped our recommendations.

Basically, our recommendation is to opt-out any commercially zoned lots in the designated core transit corridors that are currently being used as affordable housing and to look at other commercial lots in our plan area that are not on the core transit corridors that are being used for purposes that negatively impact surrounding residential properties, uses such as pawn shops, the soup kitchen, and auto-related businesses, especially used car lots. As you know, our plan area has Mixed Use overlay on all commercial properties on Cesar Chavez Street and spot commercial lots in the heart of the core residential part of our neighborhood especially on Holly, Clermont, and Lambie.

We want to state clearly what our intentions are in this recommendation and would like this transmittal letter included in the packet that goes to the Planning Commission and City Council. The logic behind our recommendations are listed below:

- Do not extend VMU incentives on the core transit corridors, E. 5th and E. 6th Streets, that could encourage displacement of existing affordable housing on these corridors including single family homes, duplexes, and the single-room-occupancy units above the bars on E. 6th Street.
- Do not extend VMU incentives to whole blocks because it could lead to demolition of all buildings on the core transit corridors and wreck the scale and historic character of E. 6th Street; locate at least one building on each block of E. 6th Street that either provides affordable housing or adds to the historic character of the street and opt those lots out of VMU.
- Examine all other commercial lots in the plan area and extend VMU incentives to those properties whose current use is not compatible with existing SF3 residential uses nearby to encourage a change in use on those lots. The types of uses deemed not compatible are all the used car lots, larger auto repair, car washes, the pawn shop, and the Baptist Soup Kitchen.
- Lower the affordability level to 60% to meet the needs of our lower income residents and do not extend parking reductions because most of our commercial lots are 'grandfathered' and currently provide few, if any, parking spaces on site and CURE parking reductions are already in place on our core transit corridors which is creating big overflow parking issues already on our residential streets nearby.

Sincerely,

Joseph A. Martinez, chair
East Cesar Chavez Neighborhood Planning Team

AMENDED August 9, 2007

VERTICAL MIXED USE (VMU) OPT-IN/OPT-OUT APPLICATION

The purpose of this application is to provide recommendations on the location and standards for Vertical Mixed Use within the below named area.

Detailed instructions for completing this application can be found by clicking on this link
ftp://coageoid01.ci.austin.tx.us/GIS-Data/planning/CommercialDesign/vmu_instructions.pdf.

Please read these instructions prior to completing this application. A "Submittal Checklist" is provided at the end of this document to help ensure that all application materials are included in the neighborhood submittal.

If you have questions or need additional information please contact the VMU Help Line at:

vmu@ci.austin.tx.us

or

(512) 974-2150

1. IDENTIFY YOUR NEIGHBORHOOD PLANNING OR APPLICATION AREA AND

PROVIDE THE FOLLOWING INFORMATION:

A. NAME OF NEIGHBORHOOD PLANNING AREA OR VMU APPLICATION AREA*:

East Cesar Chavez Neighborhood Planning Team

*Note: A map of the Neighborhood Planning and VMU application areas can be found by clicking <ftp://coageoid01.ci.austin.tx.us/GISData/>

[planning/maps/CommercialDesign/VerticalMixedUseColorMap.pdf](#). This map also shows properties within the VMU Overlay District and properties with the MU Combining District that are included in the opt-in/opt-out process.

B. NAME OF NEIGHBORHOOD PLANNING TEAM CHAIR OR NEIGHBORHOOD ASSOCIATION CHAIR AND SECONDARY CONTACT.

NEIGHBORHOOD PLANNING TEAM OR NEIGHBORHOOD ASSOCIATION CHAIR CONTACT INFORMATION:

NAME: Joseph A. Martinez

PHONE 512-474-8148

E-MAIL josephmartinez@yahoo.com

MAILING ADDRESS: 1511 Haskell Street, Austin TX 78702

SECONDARY CONTACT INFORMATION:

NAME Jeff Thompson (Land Use Committee Chair)

PHONE 512-314-2192

E-MAIL jeffreylthompson@yahoo.com

MAILING ADDRESS: 1408 Willow Street, Austin TX 78702

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Neighborhood Planning & Zoning

2. PRINT AND REVIEW THE DETAILED MAPS FOR YOUR AREA

Detailed maps for each application area can be found by going to the map located at the bottom of www.ci.austin.tx.us/planning/commercialdesign_maps.htm.

**Please see attached maps: BB33.jpg; BB34.jpg; BC33.jpg; BC34.jpg*

3. IF YOUR AREA HAS PROPERTIES IN THE VMU OVERLAY DISTRICT COMPLETE THE ATTACHED VMU OVERLAY DISTRICT FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail.

A blank copy of the VMU Overlay District form is provided below. Please print additional copies as needed.

VERTICAL MIXED USE OVERLAY DISTRICT FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of	
	Amend the boundaries of the VMU Overlay District to exclude this property	This property is used exclusively for residential use and does not have the MU combining district. Please note whether the neighborhood recommends that this property opt-in to VMU.	Opt-Out of Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-Out of Parking Reductions (commercial uses only)	Opt-Out of Ground Floor Uses in office zoning districts (NO, LO, GO)
East 6 th Street (Unless otherwise noted below).				X	
East 5 th Street				X	
906 E 6th St	X				
910 E 6th St	X				
911 E 6 th - A and B	X				
1010 E 6th St	X				
1100 E 6th St	X				
1101 - 1107 E 6th St	X				
1111 E 6th St	X				
1200 E 6th St	X				
1201 E 6th St	X				
1204 E 6th St	X				
1209 E 6th St	X				

1221 E 6th St	X				
1300 E 6th St	X				
1306 E 6th St	X				
1308 E 6th St	X				
1310 E 6th St	X				
1313 E 6th St	X				
1403 E 6th St	X				
1408 E 6th St	X				
1500 E 6th St	X				
1511 E 6th St	X				
1618 E 6th St	X				
1704 E 6th St	X				
1705 E 6th St	X				
1706 E 6th St	X				
1708 E 6th St	X				
1709 E 6th St	X				
1809 E 6th St	X				

- If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

4. IF YOUR AREA HAS PROPERTIES OUTSIDE OF THE VMU OVERLAY DISTRICT ON WHICH THE NEIGHBORHOOD WISHES TO PERMIT VMU COMPLETE THE ATTACHED VMU OPT-IN FORM.

See Instructions for VMU Opt-In/Opt-Out Process for more detail. Note: If your area does not wish to recommend VMU for properties outside of the VMU Overlay District no application is required.

A blank copy of the VMU Opt-In form is provided below. Please print additional copies as needed.

VERTICAL MIXED USE OPT-IN FORM

ADDRESS OF PROPERTY*	APPLICATION AREA:			PAGE of The neighborhood recommends opt-in for all VMU related standards.
	Opt-In for Dimensional Standards (These standards are a "package" and must be accepted or rejected as such)	Opt-In for Parking Reductions (commercial uses only)	Opt-In for Ground Floor Uses in office zoning districts (NO, LO, GO)	
901 E Cesar Chavez St	x		X	
905 E Cesar Chavez St	X		X	

908 E Cesar Chavez St	X		X	
1200 E Cesar Chavez St	X		X	
1500 E Cesar Chavez St	X		X	
1505 E Cesar Chavez St	X		X	
1011 Clermont Ave	X		X	
1010 Clermont Ave	X		X	
1012 Clermont Ave	X		X	

- If the detailed map does not include an address for a property of interest please assign a number or address to the property and note the number or address on both the detailed map and the opt-out form.

5. IDENTIFY A RECOMMENDED LEVEL OF AFFORDABILITY FOR FUTURE VMU RENTAL UNITS.

Indicate a level of affordability for residential rental units. The affordability requirements are triggered only when a VMU Building takes advantage of the dimensional standards and parking reductions approved for a site.

Note: A single affordability level applies to all VMU-eligible properties within the application area. See Instructions for VMU Opt-In/Opt-Out Process for more detail.

Recommended Affordability Level for VMU-eligible properties (check one):

- ☐ 80% of median family income
☐ 70% of median family income
☒ **60% of median family income**
☐ Other level between 60-80% of median family income

6. PLEASE PROVIDE THE FOLLOWING INFORMATION:

A. The following questions refer to the official vote taken by the Neighborhood Planning Team or Neighborhood Association on the Opt-In/Opt-Out application.

A. Was the vote taken in accordance with the Neighborhood Plan Team or Neighborhood Association by-laws?

Yes X **No** _____

If No, please explain why and how the vote was taken. For example: multiple neighborhood associations were involved with the vote and each association has different by-laws.

B. Please provide the results of the vote:

For 5 **Against** 1

C. Number of people in attendance at the meeting: 7

D. Please explain how notice of the meeting at which the vote was taken was provided:

Front page notice in April/May edition of *The Grapevine: Bi-Monthly Newsletter of the East Cesar Chavez Neighborhood Planning Team*. (front page attached). Also posted in "Community Calendar" section (April/May 2007 edition, page 8).

The newsletter is distributed door-to-door to residences and businesses in the East Cesar Chavez Neighborhood.

The newsletter was also posted in 4 public kiosks within the ECC Neighborhood.

E. Please attach a copy of the notice of the meeting at which the vote was taken.

(attached as "ECCNPTnotice")

F. Please provide a copy of the meeting minutes at which the vote was taken.

(attached as "ECCminutes.doc")

G. Please read and sign the following:

THE ABOVE STATED INFORMATION IS ACCURATE AND COMPLETED IN ACCORDANCE WITH :

Neighborhood Plan Team By-Laws:

Neighborhood Association By-Laws:

Other, as described in question A., above:

SIGNATURE OF CHAIR (OR DESIGNEE)

DATE _____

7. MAIL COMPLETED APPLICATION AND DETAILED MAPS TO:

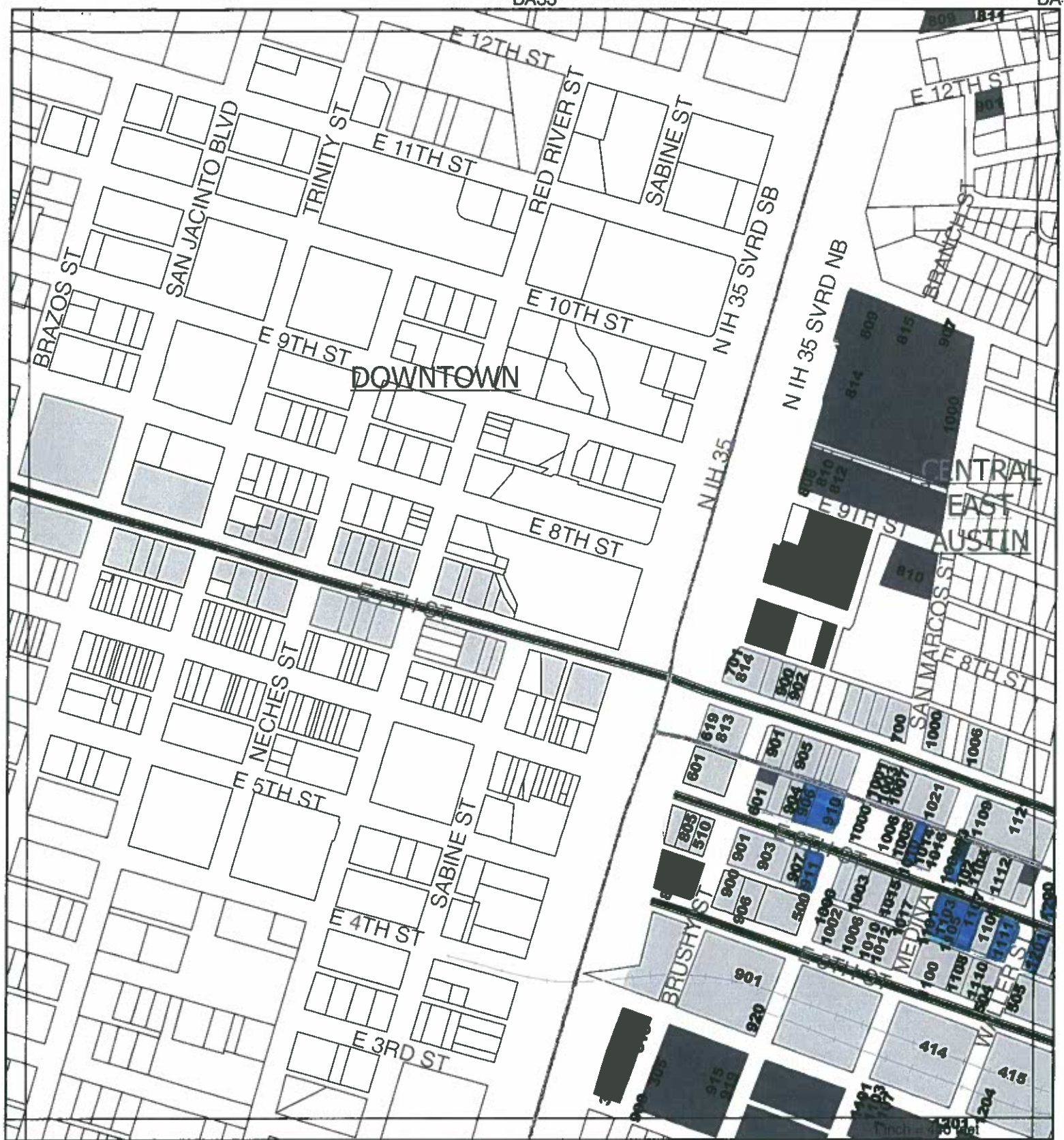
Neighborhood Planning and Zoning Department
Attn: George Adams
P.O. Box 1088
Austin, TX 78767

or, drop-off at the NPZD office at:

One Texas Center
505 Barton Springs Road, 5th floor







VERTICAL MIXED USE APPLICATION SUBMITTAL CHECKLIST

✓ 1. Completed application with signature of chairperson.



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BB33**

 opt out
 opt in

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels



Produced by City of Austin Neighborhood Planning and Zoning Dept., October 21, 2008. This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.
Vertical Mixed Use Map Grids Black and White.mxd



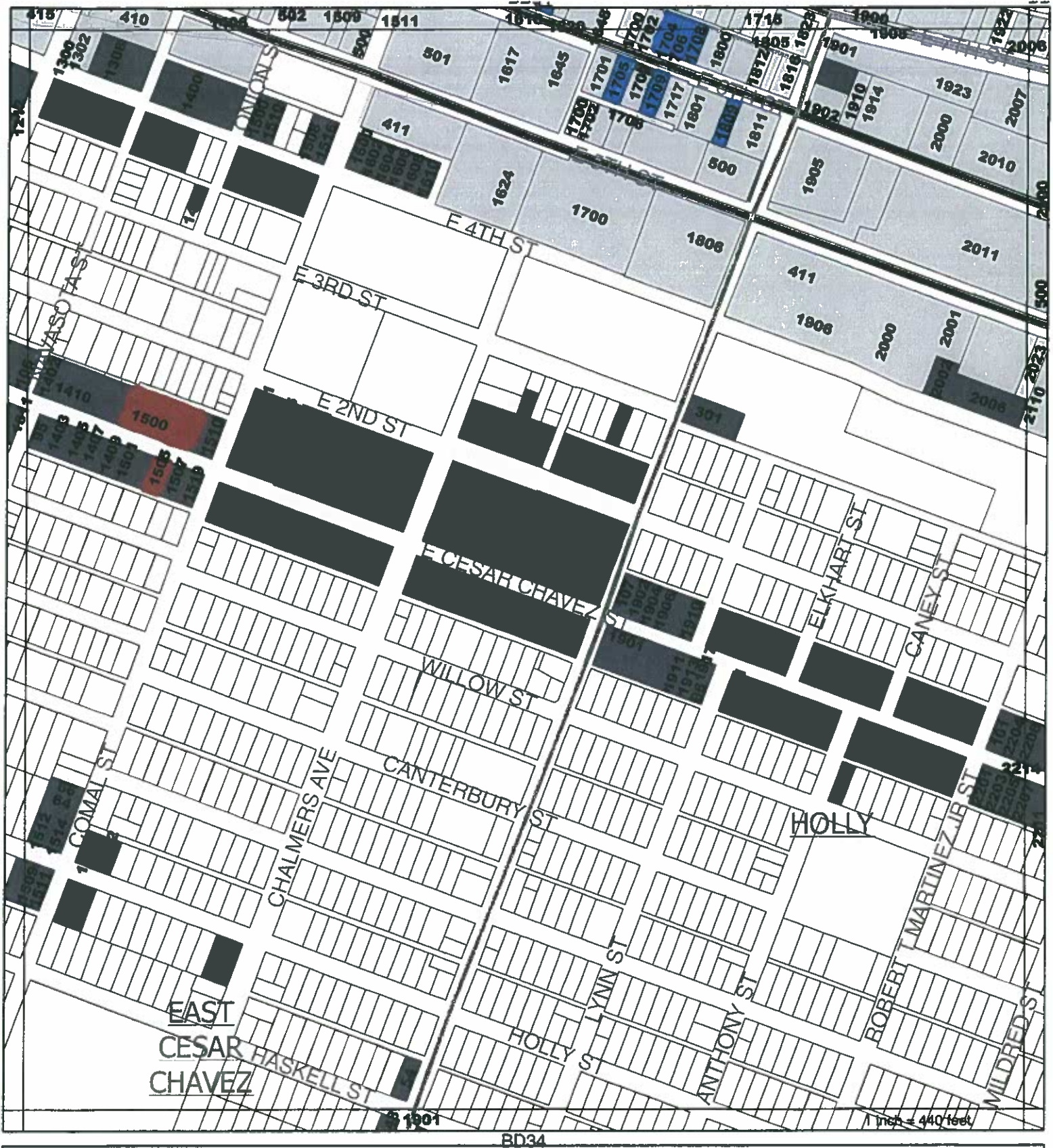
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BC33**

opt out
opt in

- Legend**
- Planning Areas
 - Core Transit Corridor
 - Future Core Transit Corridor
 - Vertical Mixed Use Overlay District ("Opt-out")
 - VMU Residentially Used Properties ("Opt-in")
 - Mixed Use Combining Districts ("Opt-in")
 - TCAD Parcels










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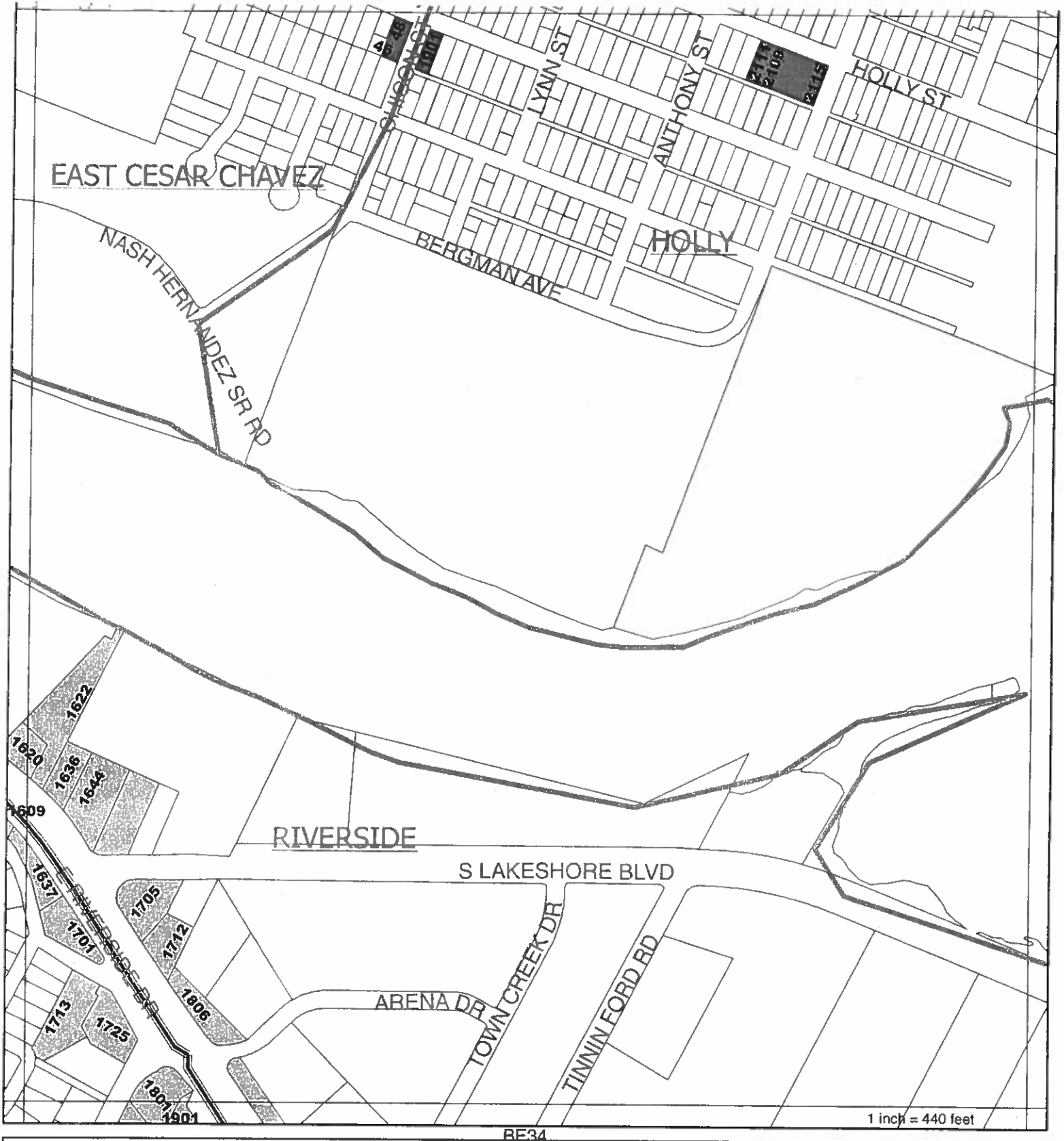
**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BC34**

 opt out
 opt in

Legend	
	Planning Areas
	Core Transit Corridor
	Future Core Transit Corridor
	Vertical Mixed Use Overlay District ("Opt-out")
	VMU Residentially Used Properties ("Opt-in")
	Mixed Use Combining Districts ("Opt-in")
	TCAD Parcels



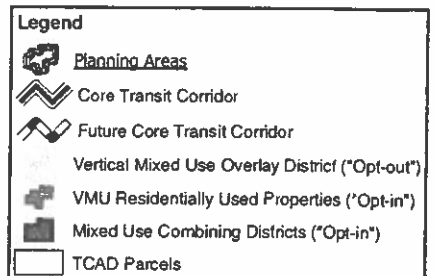
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**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BD34**



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Vertical Mixed Use Map Grids Black and White.mxd



BA35

BA36

BA37

BB35

BB37

BC35

BC36

BC37



**Detailed Maps for Vertical Mixed Use
Opt-in/Opt Out Process
Grid Page: BB36**



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Vertical Mixed Use Map Grids Black and White.mxd

Legend

- Planning Areas
- Core Transit Corridor
- Future Core Transit Corridor
- Vertical Mixed Use Overlay District ("Opt-out")
- VMU Residentially Used Properties ("Opt-in")
- Mixed Use Combining Districts ("Opt-in")
- TCAD Parcels

- ✓ 2. Detailed maps showing locations of properties opted-in or opted-out.
- ✓ 3. Completed VMU Opt-Out Form, if applicable
- ✓ 4. Completed VMU Opt-In Form, if applicable.
- ✓ 5. Copy of the notice of the meeting at which the vote was taken.
- ✓ 6. Copy of the meeting minutes at which vote was taken.

East Cesar Chavez Neighborhood Planning Team

East Austin Neighborhood Center Kiosk area

211 Comal Street

6:00 PM-7:30 PM

Wed., July 18, 2007

DRAFT Meeting Agenda

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Neighborhood Planning & Zoning

Citizen Communications: 15 minutes maximum, first come, first served.

Approve minutes for the March, April and May 2007 meetings.

Action Items:

1. Discuss and take possible action to exercise opt-out options on the VMU overlay district on E. E. 5th and E. 6th Street and opt-in properties on other commercial properties in the plan area.
2. Discuss and take possible action on reimbursements and accepting grant funding.

Committee Reports if time allows.

Confirm the next meeting at 6 pm on August 15, 2007 at Terrazas Library.

Adjourn

ECC Team meeting highlights for May & July. See the ECC Plan at www.ci.austin.tx.us/zoning/ecc.htm

Our next neighborhood meeting is August 15th at Terrazas Library at 6 pm. Possible action items: nominations committee recommendations that Mary Lewis, Sector 5 Rep., be appointed Secretary and that John-Michael Cortez, Capital Metro, replace Felipe Camacho as a non-profit Rep., and that Michael Casias, Esperanza Development, replace Kevin Ortiz, Nuevo Leon. We'll discuss changes to our Bylaws to solve our quorum problems. Committee Reports could include action items on forming a historic district, endorsement or rejection of development waiver requests, and support of the Homestead Preservation District TIF. In May, we heard a request by Block One project developers and voted to empower the Land Use Committee to negotiate and submit a position on behalf of the Team. We also voted on properties to opt-in or opt-out of the VMU ordinance on commercial properties in our area. We discussed how projects are granted automatic approval because of liberal Mixed-Use overlay zoning adopted in 2001. When city staff or our Team doesn't support waiver requests, agents are by-passing negotiations with our Land Use Committee and going straight to the Board of Adjustment or Planning Commission seeking approval despite our objections. We need volunteers to attend hearings, you don't have to speak, just present our letters for the official record. We don't meet in June. In July, we finalized our VMU application, accepted a grant on behalf of Haskell St. residents, and with regrets, accepted the resignation of Felipe Camacho, a long-time master gardener, who served as our non-profit rep. for many years. Felipe is moving for a new job.

NOTE: Minutes for July will be approved on Aug. 15.

The Grapevine

The bi-monthly newsletter of the East Cesar Chavez Neighborhood Planning Team

La Viña Boletín

Para info en Español, llame a Sabino 'Pio' Renteria 478-6770



Aug.—Sept. 2007

www.hispanic-connect.com/community/eastcesarchavez

Vol. 7, No. 3

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**Get help applying
for Children's
Health Insurance
Program (CHIP)
and Children's
Medicaid Aug 25
See page 8 for info**

Commuter Rail is Coming... So, What's THE Plan for Saltillo?

There are lots of individuals and groups who have big plans about how the land should be used and built out around Plaza Saltillo. There are at least 4 major plans that are already being shown to various politicians and policy groups. The City-sponsored TOD Station Area Plan conducted 2 workshops in April and June to get input. About 60 people who live or work in the area participated at these workshops. Called the Saltillo Station Area Plan, the city staff and consultants are going to hold a community meeting in September to present a draft affordable housing feasibility analysis report. You can see the Saltillo SAP concept plan at http://www.ci.austin.tx.us/planning/tod/salttillo_sap_activities.htm. The document titled "charrette materials overview" explains what was presented at the June Charrette and how to interpret it. The consultants are working on revising the concept plan with their key task being to weigh and balance out all of the various comments heard and put together a revised concept plan. For more information about the Saltillo TOD or to get on a contact list to stay informed, contact: Sonya Lopez, Neighborhood Planning and Zoning Department (512) 974-7694 or sonya.lopez@ci.austin.tx.us. Para información en español llame al 974-7694. **The ECC Team has not endorsed any plan yet. Join our ECC discussions at Saltillo Blog at <http://salttilloplaza.blogspot.com/> Here are links to some of the other Plans floating around:** Austin Area Regional Transit <http://asnic.utexas.edu/%7Ebennett/aart.htm> Capital Metro's Roma Plan <http://salttillo.capmetro.org/Home.asp> A group of UT students also have a plan that can be sent via email upon request to lorirenteria@grandecom.net or call UT Taproot Program at 471-2709.

ECC Team Submits VMU Options on Aug. 9th

Your ECC Team has finalized recommendations about Vertical Mixed-Use Projects (VMU) in our neighborhood. VMU is a new zoning class to encourage more pedestrian-friendly buildings that provide housing on upper levels and small businesses on the ground floor. VMU projects that want added density would have to provide a few affordable housing units in the building. It doesn't increase height or change compatibility with adjacent residential uses so the Team generally supports it on E. 6th and E. 5th Streets but not on E. Cesar Chavez or any other commercial lots except lots that currently have negative uses like the soup kitchen, auto repair, car washes, and used car lots. There is no guarantee our recommendations will be adopted by City Council later this fall. We try to preserve all existing affordable housing and historic-looking buildings on E. 6th Street and are recommending at least one lot on each block of E. 6th NOT be allowed to do VMU so that developers cannot buy out the entire block, demolish everything and build new, big 5 story condo projects on every block. It's the best we could do with the options given to us by the City Council. Please call a Team member listed on page 5 for more info about our recommendations.

Our recommendation will be posted in our public kiosks by August 14th and are available online at <http://maps.google.com:80/maps/ms?ie=UTF8&hl=en&msa=0&msid=107829809689736332723.00000112bdfdf9a537a2&z=15&om=1>. There will be public hearings starting in late September at the Planning Commission and in October at City Council so that individual property owners can give their input. For details on the process or code, call city staffer, George Adams at 974-2146 or **see more at www.ci.austin.tx.us/planning/designstandards.htm**

The Grapevine

The bi-monthly newsletter of the East Cesar Chavez Neighborhood Planning Team

La Viña Boletín

Para info en Español, llame a Sabino 'Pio' Renteria 478-6770



April—May 2007

www.hispanic-connect.com/community/eastcesarchavez

Vol. 7, No. 2

Inside this issue:

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**Congratulations
to all our
2007 Graduates!
U R Eastside Pride**

Commuter Rail is Coming...Let's Plan for it!

*Take this opportunity to help shape the areas around Plaza Saltillo.
It's not just about transportation; it's about protecting our neighborhood.*

Wednesday, April 25th, 6 pm to 9:30 pm

Sanchez Elementary School

73 San Marcos Street

Join the City of Austin, Capital Metro, and planning consultants to gather public input regarding the land use planning and design of the Saltillo Transit Oriented Development (TOD) and station area planning (SAP). This meeting is especially important for people who own property, have a business or live near Plaza Saltillo.

For more information about the Saltillo TOD or to get on a contact list to stay informed, contact: Sonya Lopez, Neighborhood Planning and Zoning Department (512) 974-7694 or sonya.lopez@ci.austin.tx.us. Check out the City's TOD web-page at www.ci.austin.tx.us/planning/tod/. The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For ADA assistance please call 974-3256 or TDD 974-2445. Para información en español llame al 974-7694.

Join our ECC discussions at Saltillo Blog at <http://saltilloplaza.blogspot.com/>

ECC NEIGHBORHOOD CLEANUP Clean Sweep 2007 Rescheduled

Sat. April 21st

8:30 am to 11:30 am

Meet at Comal Park, E. 3rd @ Comal St.
Free T-Shirts & Lunch for volunteers!
Call 478-6770 for details.

Support our ECC Cleanup Sponsors:



www.keeptxbeautiful.com

"For the
Love of
Woody"
220-1417



www.txrollergirls.com

Do we want more VMU Projects?

Your ECC Team has mixed opinions about endorsing more Vertical Mixed-Use Projects (VMU) in our neighborhood. VMU is a new zoning class that encourages more pedestrian-friendly buildings that provide housing on upper levels and neighborhood-serving small businesses on the ground floor. The ECC Team needs to make a decision at our May 16th meeting. The Planning Commission and City Council will vote on this in June. Join 5 other eastside neighborhoods at a big pow-wow to learn more and give your input. We have lots of options for affordable housing and building compatibility standards to figure out. Please come!

Thursday, April 26th at 6 pm
Conley-Guerrero Senior Center
908 Niles Street

Call Lori or Sabino Renteria at 478-6770 for more details.

See more at www.ci.austin.tx.us/planning/designstandards.htm

ECC Team meeting highlights for March. See the ECC Plan at www.ci.austin.tx.us/zoning/ecc.htm

In March, We learned the Board of Adjustment approved the waiver for a reduced setback at 1607 E. Cesar Chavez despite not having our Team's endorsement. Several Team members volunteered to monitor the agenda items for the Board of Adjustment and Planning Commission to ensure we are aware of requests for waivers that are not required to come to the Team for input and recommendations. This is a city-wide problem. Most new development and re-development projects in our neighborhood are being granted automatic approval by staff because of liberal application of the Mixed-Use overlay adopted in 2001. And when planning staff do not support waiver requests, the agents are bypassing meetings with the designated Planning Teams and are going straight to the Board of Adjustment or Planning Commission. We will discuss removing the Mixed-Use overlay during our upcoming Plan Amendment Process.

Our next neighborhood meeting is April 18th at Terrazas Library at 6 pm. Possible action items include election of officers and endorsement of a state constitutional amendment for senior citizens' property taxes. We will discuss the new Vertical Mixed-Use Building ordinance, forming a historic district, and reviewing any development waivers. **On May 16th**, we'll vote on whether to opt-in or opt-out of the VMU ordinance on E. 5th and E. 6th Streets, and whether or not to exercise another option to add other commercial properties along E. Cesar Chavez Street. Our monthly neighborhood meetings are open to everyone and are held the 3rd Wednesday each month at 6 pm at Terrazas Library. **Please join us!**

Your ECC Leadership Team Contacts: Call if you would like to get involved with us!

You do not have to live in our area to join our Team or work on our committees!

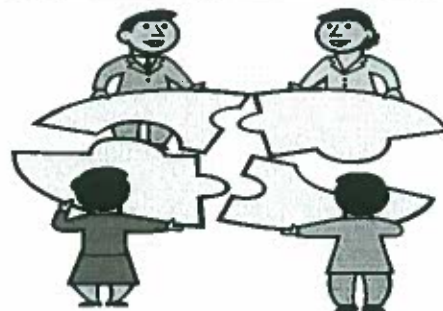
Name	Address	Phone #	Representing/Committees
Joseph Martinez	42 Waller	474-8148	ECC Chair, Non-Profit, Guadalupe Dev. Corp
Felipe Camacho	510 Thrasher Ln. (41)	386-6393	Civic/Non-profit rep., SSAWG
OPEN SEAT			Civic/Congregational/Non-profit rep
Jeff Thompson	1408 Willow St.	322-9930	Sector 7 rep., Land Use/Design Chair
Sabino 'Pio' Renteria	1511 Haskell	478-6770	Sector 6 rep., Affordable Housing Chair
Mary Lewis	21 Waller St., #803	472-3493	Sector 5 rep., senior citizens' advocate
David Dimitri	1708 Willow	474-1814	Sector 4 rep., Transportation & Traffic Chair
Amy Thompson	1402 E. 2nd St.	499-0780	Sector 2 resident rep., Historic District Chair
Molly O'Halloran	1308 E. 2nd Street	809-4777	Sector 1 resident rep., Land Use Committee
Gerardo Castillo	POB 2910, 78767	463-0674	Chalmers Court Residents' Representative
Al Moser	E. 6th St. Post Office	626-3196	Business rep., US Postal Service carrier
Cristina Valdés	1111 E. 3rd Street	789-0309	Business rep., realtor
Kevin Ortiz	1501 E. 6th Street	479-0097	Business rep., Nuevo Leon Restaurante
Lori C-Renteria	1511 Haskell	478-6770	Crime & Safety Chair, Newsletter Editor
Kathy McWhorter	1711 Willow	478-9478	Green N. Council, Parks & Enviro Chair

We need Resident Reps on our Planning Team: Team members are responsible for monitoring land use and action steps in our Neighborhood Plan. You do not have to own your home, renters are welcome volunteers. Our plan area has 8 geographic Resident Sectors so that all parts of the neighborhood have an equal voice.

We need 2 more Resident Reps who live in these Sectors:

Sector 3: Southside of E. Cesar Chavez to the Northside of Holly, from I-35 to Waller Street, join us Sanchez neighbors!

Sector 8: Northside of E. 4th Street to the Northside of E. 6th, from I-35-Chicon, includes a lot of the new condo residents



Help us figure out how to protect our neighborhood. Attend our Neighborhood meetings the 3rd Wednesday each month at 6 pm at Terrazas Library

COMMENTS? STORY IDEAS?

ADS START @ \$25 FOR A BUSINESS CARD SIZE

MAKE CHECKS TO ECC TEAM

SNAIL MAIL C/O LORI C-RENTERIA, 1511 Haskell Street, 78702

Phone: 478-6770 or email: lorirenteria@grandecom.net

East Cesar Chavez Neighborhood Planning Team

Terrazas Library, 1105 E. Cesar Chavez St..

6:00 PM-7:30 PM

Wed., May 16, 2007

Meeting Agenda

Citizen Communications: 15 minutes maximum, first come, first served.

Approve minutes for the April 2007 meeting.

Action Items:

1. Discuss and possibly act to endorse or reject a waiver request for increased height for a vertical mixed-use(VMU), retail and condo project on the entire block starting at E. 5th to E. 6th and San Marcos to Medina.

2. Discuss and take possible action to exercise opt-out options on the VMU overlay district on E. E. 5th and E. 6th Street and opt-in properties on other commercial corridors in the plan area.

3. Discuss and take possible action on Capitol View Corridor 10.

4. Approve the draft budget and reimbursement arrangements for expending Neighborhood Enhancement Support funds for the Keep Austin Beautiful Kiosk Project and Tejano Legends Walking Trail.

Confirm that the June meeting will be canceled and our next meeting will be at 6 pm on July 18th, 2007 at 6 pm at the kiosk at the East Austin Neighborhood Center at 211 Comal Street because Terrazas Library is not available due to a Harry Potter Party that same night. Bring a lawn chair or blanket as we will meet outdoors.

Adjourn

East Cesar Chavez Neighborhood Planning Team
Terrazas Library, 1105 E. Cesar Chavez St.
6:00-7:30 PM
May 16, 2007

Meeting Minutes (approved at July 18, 2007 meeting)

A quorum was present. Al Moser chaired the meeting. There were no requests for Citizens Communications. Because we had not had a quorum at the April meeting, we discussed but did not act on the minutes.

Action Items:

1. Sergio Santos and developer Richard Kooris attended the meeting making a request that we endorse a CURE overlay to the VMU ordinance requesting increased height for a vertical mixed use retail and condo project on the entire block bounded by E. 5th to E. 6th and San Marcos to Medina Streets. This would require a zoning overlay, a public hearing, and then go to City Council. The request was for the project to go to 88 feet on the East 5th St. side and to 65 ft. on the E. 6th St. side. 110 residential units are proposed. Besides pedestrian walkways and setbacks, the main concern and discussion was with the willingness of the developers to provide affordable housing. The developer expressed a willingness to provide some affordable housing in exchange for the increased height, but there was concern expressed about setting a precedent in doing that.

Further discussion was held in that this application appears to raise a conflict with both the existing neighborhood plan, the VMU ordinance, and TOD Station area planning process, which is not going to be resolved until October, with regard to affordable housing requirements for vertical mixed use projects.

The Team voted to submit a resolution to the City Council refusing to endorse the application, and requesting the City Planning Commission and City Council to take action to resolve the conflicts between these ordinances prior to setting any public hearing on this particular or any other VMU applications within the Saltillo TOD District or postpone public hearings on zoning change applications in the Saltillo TOD District until the Station Area Plan is written and adopted by the City Council.
(Resolution Attached)

2. Discussion was held on whether to exercise opt-out options on the VMU overlay district on E. 5th and E. 6th Street and opt-in properties on other commercial corridors in the plan area. The deadline for exercising these options is June 4th. Discussion was held concerning the requests by many other neighborhood teams for a moratorium on this deadline for 45 days. It was also discussed that with regard to the MLK and Saltillo TOD Station Area Planning Areas, which will not be acted upon until October with regard to

these issues, we would like to request a delay until October to make final decisions on these options. Vote was made to opt out on everything at this time for the June 4th deadline, with the exception of the Richard Kooris tract described above, and in the event the 45-day moratorium was granted, to hold a special meeting and to walk the commercial corridors and other properties in our planning area to decide more specifically what to opt-in and to opt-out.

3. Discussion was held on possible action to take on potential damage to Capitol View Corridor 10, which directly affects our planning area. It was voted that, since the deadline for public comment to the City had passed, that we would submit individual letters.

4. It was voted to approve draft budget and reimbursement arrangements for expending Neighborhood Enhancement Support funds for the Keep Austin Beautiful Kiosk Project and the Tejano Legends Walking Trail.

Neither Old Business or New Business were discussed, and except for the vote with regard to the Environmental Committee issue above, there were no Committee reports.

It was confirmed that the June meeting would be cancelled and that the next Team meeting would be held on July 18th, 2007 at 6 PM at the Kiosk at the East Austin Neighborhood Center at 211 Comal St.

The meeting was adjourned.

East Cesar Chavez Neighborhood Planning Team

Terrazas Library, 1105 E. Cesar Chavez St..

6:00 PM-7:30 PM

Wed., April 18, 2007

Meeting Agenda

Citizen Communications: Ellen Scratton asking for advise on her purchase of 1607 Garden regarding possible support for a zoning change from SF3 to Multi-family. They bought it as a 10 plex but found out during the remodeling permit process that having a 10 plex was not allowed on SF3.

Approve Minutes for the March 2007.

Action Items:

1. Discuss and possible endorse the May 12th election to provide property tax relief for seniors and disabled folks as an amendment to the state constitution.

New Business:

1. Discuss strategy relating to planning issues in the neighborhood especially related to the Saltillo Transit Oriented Development ordinance and Station Area Planning process, how that will affect our Plan Update and Amendments, and whether VMU will trump the TOD ordinance. We must vote at our May 16th meeting on VMU because the deadline to submit our recommendations is June 4th.

Old Business: Continue work and discussion on our Team-initiated Neighborhood Plan Amendment.

Committee Reports:

Nominations Committee

Parks & Environment

Land Use/Design

Traffic and Transportation

Crime and Safety

Confirm next meeting at 6 pm on May 16, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.

Adjourn

East Cesar Chavez Neighborhood Planning Team
Terrazas Library, 1105 E. Cesar Chavez St.
6:00 PM-7:30 PM
April 18, 2007
Meeting Summary

A quorum was not present. Al facilitated the meeting.

Citizen Communications: Ellen Scratton asked us for advise on her purchase of 1607 Garden regarding possible support for a zoning change from SF3 to Multi-family. They bought it as a 10 plex but found out during the remodeling permit process that having a 10 plex was not allowed on SF3. The Team explained that due to all the high price condos using a loop hole in the duplex permit process on our larger SF3 lots, we would not support a change to MF on her lot in order not to set a precedence.

Minutes for the March 2007 meeting had not been prepared for approval.

Action Items:

1. We discussed but did not endorse the May 12th election to provide property tax relief for seniors and disabled folks as an amendment to the state constitution because we lacked a quorum.

New Business:

1. We discussed strategy relating to planning issues in the neighborhood especially related to the Saltillo Transit Oriented Development ordinance and Station Area Planning process, how that will affect our Plan Update and Amendments, and whether VMU will trump the TOD ordinance. We will learn more at the upcoming VMU meeting with all the eastside planning teams on April 26th. We must vote at our May 16th meeting on VMU because the deadline to submit our recommendations is June 4th.
2. Amy provided an unscheduled update on the Capitol View Corridor (CVC) and presented a slide show about CVC 10 which cuts diagonally across our area from the corner of Lakeshore and Pleasant Valley to the Capitol. We all agreed we want to keep our CVC and since it was not posted for action and the public comment period ends on May 4th, we should all write letters as individuals. Amy will provide a draft support letter before she goes out of country. There is a public hearing on May 16th but it is at the same time as our meeting where we need to vote on VMU options.

Old Business: We did not review changes for a Team-initiated Neighborhood Plan Amendment but scheduled a meeting for Sunday, March 25th to conduct a second pass on Plan Update.

Committee Reports:

Nominations Committee – Lori failed to call a meeting, will reschedule and report in May.

Parks & Environment - Lori announced that Clean Sweep was rescheduled to April 21st due to bad weather. . We bragged about the landscaping we did at 211 Comal Kiosk on It's My Park Day on April 14th and had about \$150 shortfall due to rising construction materials and pending approval by Laura Patlove, Felipe, Kathy and Sabino will get reimbursed

Land Use/Design - Amy and Molly have set a meeting with the Heritage Society and Steve Sadowsky, the Historic Officer for the City at lunch on May 16th about forming a historic district and applying for grants

Traffic and Transportation We announced that the Saltillo TOD Station Area Planning process begins with a charette from 6:00 – 9:30 pm at Sanchez Elementary on April 25th. Robert reported problems with late-night bus repairs at Lucano and issues he had with APD responding to several 911 calls he made regarding the loud radio and tool noise.

Crime and Safety – Lori reported that she addressed the Community Action Network (CAN) Community Council on March 19th to ask that CAN not fund PushUp and to include neighborhoods on their Re-entry program committee to ensure felons are not residing next to single family homes. She plans to attend the CAN Resource Council meeting on April 13th. We learned from a newspaper article that code enforcement has referred the cases at PushUp Foundations shelter at 1711 E. Cesar Chavez St. to the building standards commission. Lori will be attending a City Council item about emergency funding for PushUp on April 19th Lori will provide talking points to Team members so they can help lobby on this issue.

We confirmed our next meeting at 6 pm on May 16, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.
We adjourned at 7:30 pm.

East Cesar Chavez Neighborhood Planning Team
Terrazas Library, 1105 E. Cesar Chavez St.
6:00 PM-7:30 PM
March 21, 2007
Meeting Agenda

Citizen Communications: 15 minutes maximum, first come, first served.

Approve minutes for the February 2007 meeting.

Action Items:

1. Discuss and possibly act to endorse or reject a waiver request for increased height for a mixed-use, retail project at 1607 E. Cesar Chavez St.
2. Discuss and take possible action to present an appreciation certificate and make a small donation for an award for a Central East Austin Police Officer.

New Business:

1. Discuss strategy relating to exercising options to designate certain properties along core transit corridors with the new Vertical Mixed-Use Building Overlay.

Old Business: Review first pass changes to the Neighborhood Plan and schedule extra meetings to conduct second pass on Plan Update.

Committee Reports:

Nominations Committee – Lori failed to call a meeting, will reschedule and report in April.

Parks & Environment - Update on kiosk projects, community gardens, and Green Neighborhood Council. Plan for Clean Sweep on March 31st and It's My Park Day on April 14th.

Land Use/Design - Discuss plans for a joint, eastside Planning Team workshop on the new opt-in/out process for the Vertical Mixed-Use Building ordinance. Discuss strategies to recruit more members for this committee especially to monitor the Planning Commission and Board of Adjustment agendas on the city's website. Discuss scheduling a community meeting with the Heritage Society about forming a historic district and applying for grants. Discuss status of change in small lot size.

Affordable Housing - Affordable Housing Bonds and public input schedule for City's Neighborhood Housing and Community Development program.

Traffic and Transportation - Lucano Bus Company update.

Crime and Safety - Discuss ongoing efforts regarding a TDCJ contract to house felons at PushUp Foundations shelter at 1711 E. Cesar Chavez St.

Confirm next meeting at 6 pm on April 18, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.

Adjourn

East Cesar Chavez Neighborhood Planning Team
Terrazas Library, 1105 E. Cesar Chavez St.
6:00 PM-7:30 PM
March 21, 2007
Meeting Minutes

A quorum was present. Joseph chaired the meeting. There were no requests for Citizen Communications. We approved minutes for the February 2007 meeting.

Action Items:

1. The Land Use Committee talked with the agent and was going to recommend rejecting a waiver request for increased height for a mixed-use, retail project at 1607 E. Cesar Chavez St. but the Board of Adjustment had already approved the waiver request despite our not endorsing the project. No formal action taken. Committee members volunteered to more closely monitor the agendas of the BOA.
2. We discussed and approved the Crime and Safety Committee to present an appreciation certificate and make a small donation for an award for Central East Austin Area Commander Mike Nyert who was being transferred to Highway Enforcement Division. Joseph donated \$25 on behalf of the Team towards the award.

New Business:

1. We discussed strategy relating to exercising options to designate certain properties along core transit corridors with the new Vertical Mixed-Use Building Overlay. Jeff explained that compatibility trumps everything so there should not be much concern regarding VMUs next to single family. The increased FAR and reduced parking to 60% for the commercial part of a VMU building do not have much affect since our commercial corridors are already in the CURE Zone which is already in place and reduces commercial parking to 65%. And while the VMU affordable housing levels for homeownership are higher (80%) than our endorsement policy (60%), the new VMU will require affordable housing in every project whereas currently we are not getting any in the Mixed-Use projects being built currently. Our Team will have 90 days to decide and we will participate in trying to get a meeting on VMU with all the eastside planning teams in the near future.

Old Business: We did not review changes for a Team-initiated Neighborhood Plan Amendment but scheduled a meeting for Sunday, March 25th to conduct a second pass on Plan Update.

Committee Reports:

Nominations Committee – Lori failed to call a meeting, will reschedule and report in April.

Parks & Environment - Lori announced plans for Clean Sweep on March 31st. The Green Neighborhood Council will landscape the 211 Comal Kiosk expending the balance of our Keep Austin Beautiful grant (\$675) on It's My Park Day on April 14th and we confirmed use of some of the balance of our Neighborhood Enhancement Fund (\$6,663) to cover any shortfalls pending approval by Laura Patlove. Rico announced another It's My Park Day event near the Holly Power Plant and we will help promote it for him.

Land Use/Design - More members volunteered for this committee especially to monitor the Planning Commission and Board of Adjustment agendas (Jeff) and we will plan a community meeting with the Heritage Society about forming a historic district and applying for grants (Amy, Molly, & Joseph). We discussed status of change in small lot size and a resolution was adopted asking that our plan area remain the same which allows minimum lots of 2,500 sq ft to build so long as SF3 setbacks and impervious cover limits are met.

Affordable Housing – A copy of the public input schedule for City's Neighborhood Housing and Community Development program was distributed and members are encouraged to participate and write letters.

Traffic and Transportation - Lucano Bus Company update included reports that APD Highway Enforcement had pulled over a bus and confirmed they are operating without licenses, insurance, and permits. Joseph and Felipe volunteered to work up an educational "Travel Advisory Flyer" to warn consumers that they should not use Lucano because they are not insured and could lose money if the company gets pulled over. APD did allow the driver to return passengers to the bus terminal. We announced that the Saltillo TOD Station Area Planning process is set to begin. Robert volunteered to get his children to write letters to Capital Metro to do a better job cleaning the bus stop at Waller and E. Cesar Chavez Streets.

Crime and Safety – We briefly discussed ongoing efforts by code enforcement regarding the car wash and housing conditions at PushUp Foundations shelter at 1711 E. Cesar Chavez St.

We confirmed our next meeting at 6 pm on April 18, 2007 at 6 pm at Terrazas Library, 1105 E. Cesar Chavez St.
We adjourned at 7:45 pm.

East Cesar Chavez Neighborhood Planning Area
VMU Tract Table, C14-2009-0036

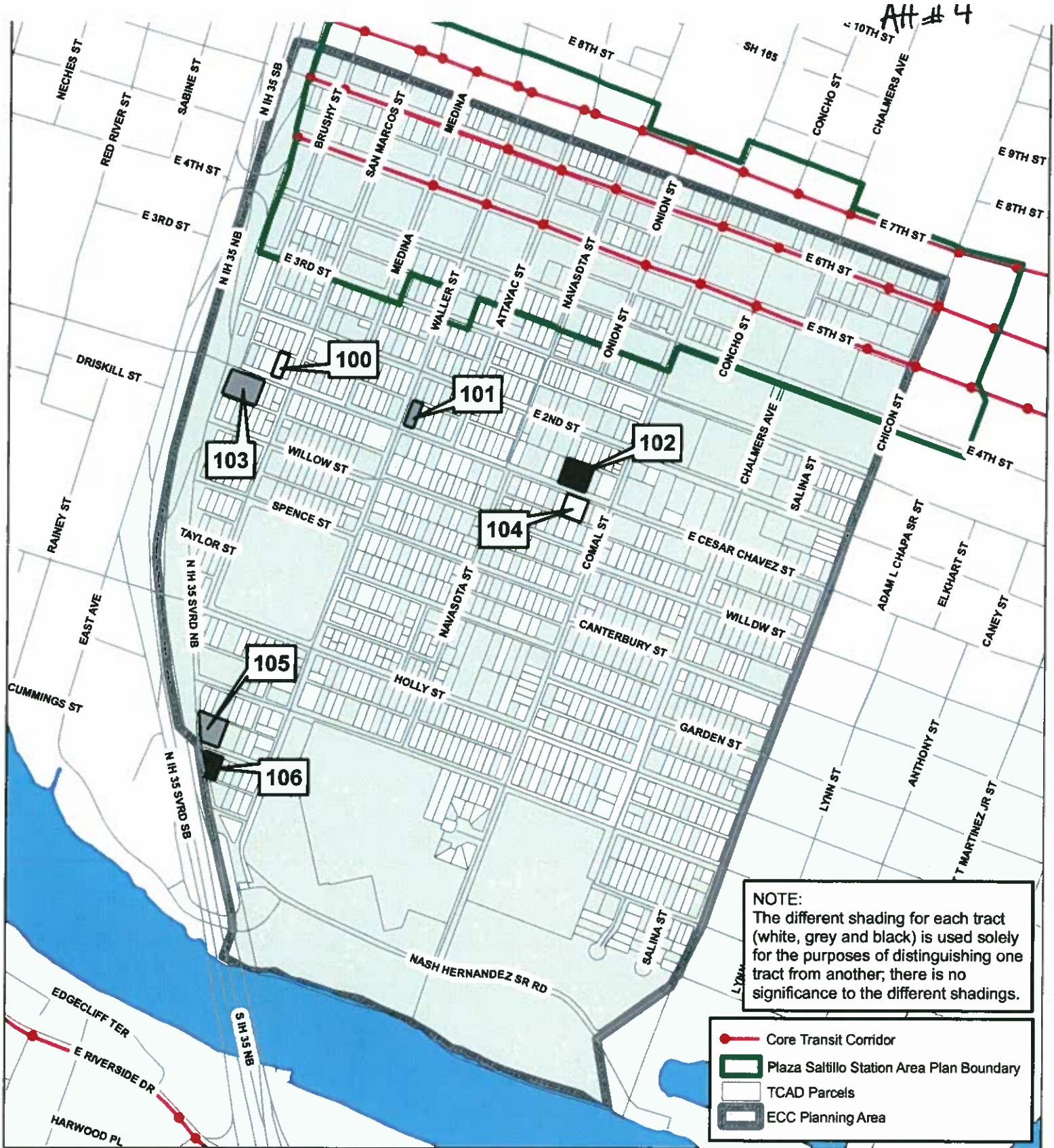
Tract #	TCAD Property ID	COA Address	Zoning From	Zoning To
100	191655	908 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
101	191781	1200 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
102	191875	1500 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
103	190945	905 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
	190944	901 E CESAR CHAVEZ ST		
104	188889	1505 E CESAR CHAVEZ ST	CS-MU-CO-NP	CS-MU-V-CO-NP
105	188228	1012 CLERMONT AVE	GR-MU-CO-NP	GR-MU-V-CO-NP
	188231	802 CLERMONT AVE		
		1010 CLERMONT AVE		
106	188234	1101 CLERMONT AVE	CS-MU-CO-NP	CS-MU-V-CO-NP
		1101 1/2 CLERMONT AVE		
		901 CLERMONT AVE		

**East Cesar Chavez Neighborhood Planning Area VMU
Neighborhood Recommendations
C14-2009-0036**

VMU Overlay District					
Tract # (1)	All VMU-Related Standards Apply	OPT OUT (2)			Exclude from VMU Overlay District
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts	
All VMU Overlay District tracts were removed as they fall under the Plaza Saltillo TOD Station Area Plan.					

VMU Opt-In Properties				
Tract # (1)	All VMU- Related Standards Apply	OPT IN (2)		
		Dimensional Standards	Parking Reduction	Additional Ground Floor Uses in Office Districts
100-106		X		X

- (1) The tract number refers to the numbered tracts on the Vertical Mixed Use (VMU) Tract Maps.
 (2) Please refer to attached information for explanations of Opt-In and Opt-Out options.



East Cesar Chavez Neighborhood Planning Area Vertical Mixed Use (VMU) Opt-In/Opt-Out Process Opt-In Parcels Tract Map C14-2009-0036

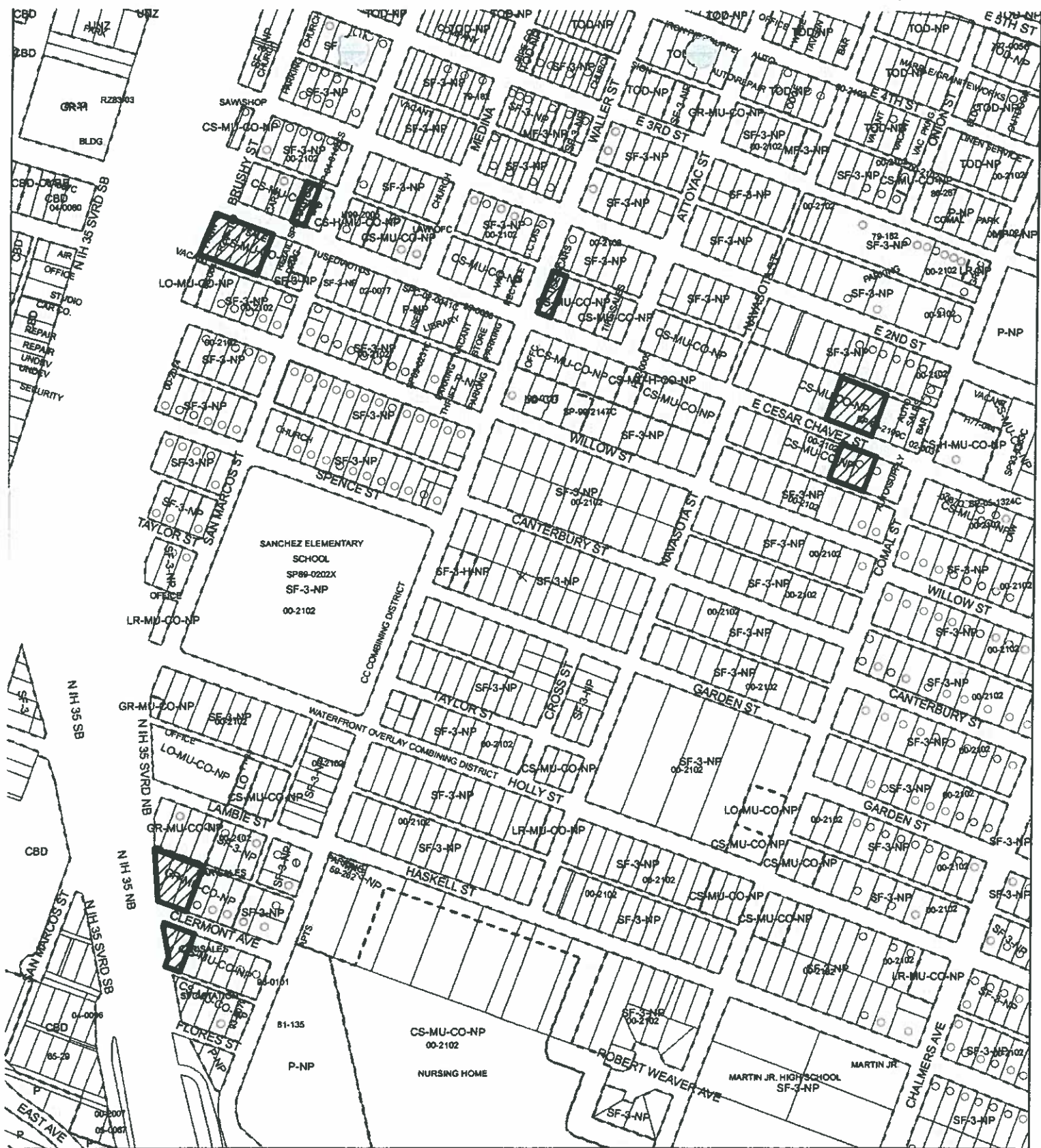





Produced by City of Austin
Neighborhood Planning and Zoning Dept.
March 25, 2009



0 750 1,500
Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0036
 ADDRESS: E 6TH ST TO IH 35 SB RAMP
 SUBJECT AREA: 2.37 ACRES
 GRID: J21 & K21
 MANAGER: J. BROWNING



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



East Cesar Chavez Neighborhood Planning Area Vertical Mixed Use (VMU) Overlay District Opt-In Parcels Aerial Map C14-2009-0036 & NPA-2009-0002.01



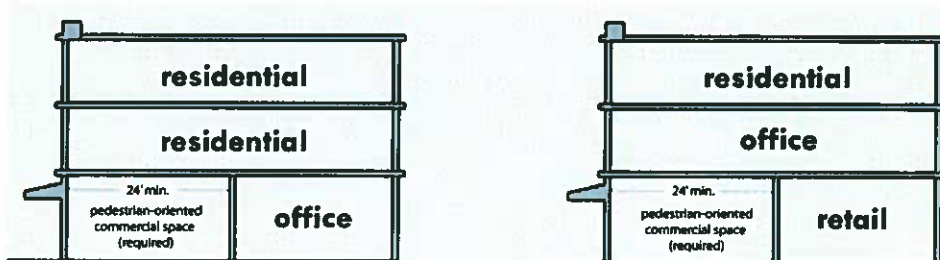
Produced by City of Austin
Neighborhood Planning and Zoning Dept.
March 25, 2009

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OVERVIEW OF VERTICAL MIXED USE (VMU) AND THE VMU OPT-IN/OPT-OUT PROCESS

WHAT IS A VERTICAL MIXED USE BUILDING?

A vertical mixed use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed use building:



WHAT IS THE VERTICAL MIXED USE (VMU) OVERLAY DISTRICT?

In an effort to encourage vertical mixed use buildings, the City Council established a vertical mixed use (VMU) overlay district. The district includes most commercially zoned and used properties along Core Transit Corridors and Future Core Transit Corridors as defined in the Commercial Design Standards. Core Transit Corridors include roadways that have or will have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. Examples include sections of South Congress Avenue, Riverside Drive, North and South Lamar Boulevard, and Guadalupe Street. Properties within this district have the additional option to develop a vertical mixed use building subject to specific design standards.

WHY VERTICAL MIXED USE BUILDINGS?

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

WHAT ARE THE STANDARDS FOR A BUILDING?

- Must have a mix of uses
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units
- Possibility for relaxed site development standards—some of which require a residential affordability component

WHAT ARE THE RELAXED SITE DEVELOPMENT STANDARDS?

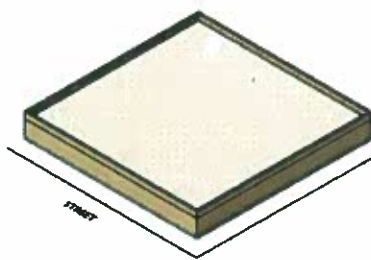
Dimensional Standards

These dimensional standards listed below are a "package" and must be accepted or rejected as such in the opt-in/opt-out process.

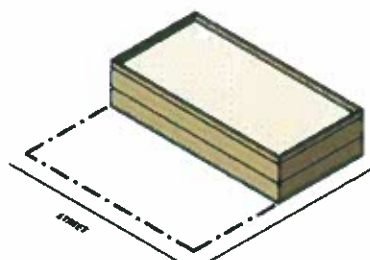
- **Setbacks**—no minimum front, street side or interior side yard setbacks. A setback refers to how far a building must be placed from a particular property line.
- **Floor to Area Ratio**—no floor to area ratio (FAR) limit.

The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area in relation to the area of its zoning lot. Each zoning district has an FAR control which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable in a building on the zoning lot.

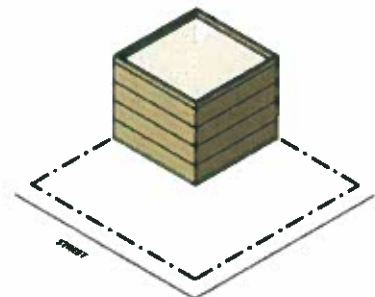
For example, on a 10,000 square-foot zoning lot in a district with a maximum FAR of 1.0, the floor area of a building cannot exceed 10,000 square feet.



FAR=1.0
10,000 sq. ft. building
covering 100% of lot



FAR=1.0
10,000 sq. ft. building
covering 50% of lot



FAR=1.0
10,000 sq. ft. building
covering 25% of lot

- **Building Coverage**—no building coverage limit. Most zoning districts place a percentage limit on the amount of a lot that may be covered by a building. This provision would not change the amount of impervious cover allowed on site. Impervious cover is anything that stops water from being absorbed into the ground and includes such things as buildings, driveways, and sidewalks.
- **Minimum Site Area**—no "minimum site area" requirements. Site area requirements limit the number of dwelling units on a site by requiring a certain amount of square footage at a site for a specific type of multi-family unit (efficiency, one-bedroom, two-bedroom, etc.). For example, if a zoning district for a 10,000 square foot lot requires 2,500 square feet for each two-bedroom unit, then four two-bedroom units can be built on that lot.

Off-Street Parking Reduction

Minimum off-street parking for the commercial uses within a VMU building can be reduced to 60% of the normal Land Development Code requirements. Residential uses within a VMU building receive this parking reduction by right and cannot be changed through this process. The parking reduction cannot be used in addition to any other parking reduction allowances

such as the one for properties within the Urban Core. Below are some typical uses and the amount of parking required.

- A small restaurant or bar, billiard parlor—one space per 100 sq/ft of floor space
- Convenience Store, bank, bowling alley, liquor store, barber shop, yoga studio, pet shop—one space per 275 sq/ft of floor space
- Furniture or carpet store—one space per 500 sq/ft of floor space

Additional Ground Floor Commercial Uses in Office Districts

If approved through the opt-in/opt-out process, the following commercial uses will be allowed in a VMU building in an office zoning district (**NO, LO, GO**):

- Consumer convenience services (allows private postal boxes, safety deposit boxes, and ATMs)
- Food Sales (allows grocery stores, delicatessens, meat markets, retail bakeries, and candy shops),
- General Retail Sales Convenience and General (allows a full range of retail establishments)
- Restaurants Limited and General (without drive-thrus).

Zoning use information can be found starting on page 45 of the following document:
http://www.ci.austin.tx.us/zoning/downloads/np_guide.pdf.

WHAT IS THE OPT-IN/OPT-OUT PROCESS?

The City Council established a one-time process whereby neighborhoods provided recommendations on the location and the development characteristics of Vertical Mixed Use (VMU) buildings. Application materials were sent to each registered neighborhood planning team, or neighborhood association if there was not an established planning team.

The Neighborhood Planning & Zoning Department is currently in the process of reviewing the application submittals and forwarding the neighborhood recommendations to Planning Commission and City Council. The Planning Commission reviews the neighborhood requests and forwards a recommendation to City Council. After considering the Neighborhood's and Planning Commission's recommendations, the City Council makes a decision on the vertical mixed use application.

WHAT TYPES OF RECOMMENDATIONS CAN BE MADE BY THE NEIGHBORHOOD?

- 1) Amend the boundaries of the vertical mixed use overlay district to remove a property from the overlay district. If a property is removed from the overlay district, a vertical mixed use building is not permitted on the property.
- 2) Allow for the vertical mixed use building option on properties outside of the VMU Overlay. A neighborhood can recommend to opt-in a commercially zoned property with any of the relaxed dimensional standards.
- 3) VMU Overlay District Opt-Out—the neighborhood can recommend to remove some or all of the relaxed site development standards to the VMU eligible properties within the overlay district.

- 4) **Affordability Level**—If VMU Buildings are approved through the opt-in/opt-out process and take advantage of the dimensional and/or parking exemptions they are subject to certain affordability requirements.

Owner-Occupied Units—Five percent of residential units shall be affordable for households earning no more than 80 percent of the current Median Family Income (MFI). Five percent of the residential units shall be affordable for households earning no more than 100 percent of the MFI. The affordability period is 99 years.

Rental Units—Ten percent of the residential units shall be affordable for households earning no more than 80 percent of the current MFI. As part of the opt-in/opt-out process, a neighborhood association or neighborhood planning team may request that the affordable rental units be available for renters earning a lower percentage of the median family income. This percentage can range from 80% to as low as 60 percent of the median family income. The affordability period is 40 years.

OTHER FREQUENTLY ASKED QUESTIONS:

DO I HAVE TO BUILD A VERTICAL MIXED USE BUILDING IF I GET REZONED THROUGH THE OPT-IN/OPT-OUT PROCESS?

The vertical mixed use combining district adds an additional development *option* to a property. Any property owner that gets their property rezoned through the opt-in/opt-out process to add the vertical mixed use building “V” combining district will still have the right to (re)develop under their existing base zoning district.

HOW HIGH CAN A VERTICAL MIXED USE BUILDING BE BUILT?

A vertical mixed use building cannot be built any higher than the base zoning district. For example, if your zoning is GR-V (community commercial-vertical mixed use building-combining district), the height limit would be 60 feet which is permitted under GR zoning.

IF THERE IS NO MINIMUM FRONT, STREET SIDE OR INTERIOR SIDE YARD SETBACKS CAN A VMU BUILDING BE BUILT RIGHT ON MY PROPERTY LINE?

The City of Austin requires compatibility standards to help minimize negative impacts between low-intensity and high-intensity uses. Any lot zoned for condominium, multifamily, office, commercial, or industrial uses must comply with compatibility standards if it is adjacent to, across the street from, or within 540 feet of a single-family zoning district or use.

HOW WILL I KNOW IF/WHEN A VERTICAL MIXED USE BUILDING IS BEING CONSTRUCTED?

Any property owner/developer who chooses to construct a vertical mixed use building must submit a site plan to the City. Filing of a site plan requires a notice of application be sent to all property owners and registered neighborhood organizations within 300 feet of the site via US Mail.

WHAT CAN I DO IF I DO NOT AGREE WITH THE NEIGHBORHOOD RECOMMENDATION?

The Opt-In/Opt-Out process includes two public hearings, first at Planning Commission and then at City Council. If you do not agree with the neighborhood recommendations you can submit a public comment form or email the zoning case manager with your comments. All comments will be forwarded to both Planning Commission and City Council. There is also an opportunity to attend the public hearings and state your comments directly to the Commissioners and City Council members.

HOW CAN I GET A VMU BUILDING ON MY PROPERTY IF I AM NOT IN THE OVERLAY DISTRICT?

Any property owner can apply for a rezoning of their property to add the vertical mixed use building "V" combining district. The Planning Commission reviews the applicant's request and forwards a recommendation to City Council.

IF THERE IS NOT A MINIMUM BUILDING COVERAGE REQUIREMENT, ARE THERE ANY OTHER LIMITATIONS ON BUILDING COVERAGE ON A LOT?

The City's impervious cover limits and compatibility standards will still apply.

WHERE CAN I FIND MORE INFORMATION ABOUT THE COMMERCIAL DESIGN STANDARDS AND VMU?

http://www.ci.austin.tx.us/planning/downloads/Subchapter_E_Design_Standards.pdf

<http://www.ci.austin.tx.us/planning/verticalmixeduse.htm>

PLANNING COMMISSION HEARING

DATE: Tuesday, May 12, 2009 TIME: 6:00 P.M.
 LOCATION: City Hall, Rm. 1002, Council Chambers
 301 W. 2nd Street, Austin

CITY COUNCIL HEARING

DATE: Thursday, June 11, 2009 TIME: 4:00 P.M.
 LOCATION: City Hall, Rm. 1002, Council Chambers
 301 W. 2nd Street, Austin

For questions regarding the vertical mixed use application for the East César Chávez Neighborhood Planning Area, please call Jacob Browning at (512) 974-7657 or email at: jacob.browning@ci.austin.tx.us. Si Ud. necesita información en español, favor de llamar a Jacob Browning (512) 974-7657. Office hours are 8:00 AM to 5:00 PM Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See attached sheets for more information.

PLANNING COMMISSION COMMENT FORM

You may send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, C/O Jacob Browning, Austin, TX 78767-8835.

File # C14-2009-0036

Planning Commission Hearing Date: May 12, 2009

Name (please print) Alicia Pacini

Address 40 N IH 35 Apt 4C1

Comments We need to increase green areas in the city

- ☐ I am in favor
 (Estoy de acuerdo)
☒ I object
 (No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

THE NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT HAS FILED AN APPLICATION TO IMPLEMENT THE VERTICAL MIXED-USE (VMU) LAND USE REGULATIONS. THIS NOTICE HAS BEEN MAILED TO YOU BECAUSE YOU OWN PROPERTY, ARE A REGISTERED ENVIRONMENTAL OR NEIGHBORHOOD ORGANIZATION, OR HAVE A UTILITY SERVICE ADDRESS WITHIN 500 FEET OF A VMU ELIGIBLE PROPERTY.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the proposed VMU land use regulations to the City Council. Meeting dates and locations are shown on this notice.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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File # C14-2009-0036

Planning Commission Hearing Date: May 12, 2009

Name (please print) Cecil R. Reynolds & Julia A. Hillman

Address 101 Reynolds Ct., Bastrop TX 78002

Comments We own property in this area and would favor this change.



I am in favor
(Estoy de acuerdo)



I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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File # C14-2009-0036

Planning Commission Hearing Date: May 12, 2009

Name (please print) _____

Karen + Greg Zimmerman

Address _____

1104 East 2nd

Comments _____

Strongly agree



I am in favor

(Estoy de acuerdo)



I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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File # C14-2009-0036

Planning Commission Hearing Date: May 12, 2009

Name (please print) PATRICIA & GUSTAVO MENDOZA

☐ I am in favor
(Estoy de acuerdo)

Address 40 North 11735 Apt 841 Aust TX 78701

☒ I object
(No estoy de acuerdo)

Comments NO CREO BUENO QUE QUITEN AREAS VERDES.

Minutes 5/20/09 ECCNPT Meeting

Rich Garza, citizen communications—organizing a music even for May 30th at Fiesta Gardens. 3 stages, 20 acts. Applied for 30 minute extension to noise curfew on West end of the park. Comp tickets for neighbors.

PS: As our meeting was wrapping up last night, some of us talked about distributing the 10 free tickets to the Pachanga that Rich gave us. We agreed that we don't want free tickets / perks to events to be given to the planning team. We thought about giving them away to our schools and rec centers as prizes or incentives for their volunteers or participants. We then decided that we should just give them back or destroy them since even giving them away would look the same and that whoever we gave them to might not use them as we intended. Rich was called and told that we can return the tickets or destroy them but there were enough of us concerned after the meeting about the image thing that we are not going to use them ourselves.

Minutes approved for March. Minutes approved for April.

4. Mr. David Wolff and Ms. Michele Rogerson requested our Team's support to clarify that it was our intention to include both lots 905 and 907 E. Cesar Chavez Street in the ECC VMU opt-in application. The Team discussed with them that it was clearly our intent to include the entire car lot as part of our application to apply VMU at this site. It was an oversight on our part, we did not know that the car lot was on 2 different lot numbers. There was extensive outreach through the Grapevine Newsletter and postings in our Kiosks for several months that the car lot was being recommended for a zoning change to VMU. A single property owner behind the car lot on Willow had raised concerns in a phone call to our Land Use Committee co-chair, Jeff, about the re-zoning and he invited her to attend our meeting to discuss her concerns which mainly centered around height issues thinking that VMU allowed 60 feet buildings that would block her view. She did not attend our meeting as we had expected and she will have an opportunity to oppose the case when it goes to Council June 11th.

After a lengthy discussion, the Team decided we don't have to take any new action, we can stand by our intent in the original application. Leah will provide Mr. Wolff and Ms. Rogerson a copy of our Meeting Minutes which should clarify for city staff that it was clearly our intention to include the both lots operating as a car lot along with the pawn shop adjacent to it to be rezoned as VMU.

(mrogerson@drennergolden.com).

1. Should we coordinate our efforts with the bills currently at the Tx legislature right now? We may want to find out what those are before or in conjunction with a strategy to request that the Travis County Appraisal District reevaluate what are 'comparables' to determine land valuation. Also, is the value accurate? Best use vs. current use also has huge effect. We want to see if we can find out what the lots are actually selling for, not just asking prices. Approved.

2. Downtown Family day at Palm School Park. Include Palm School alum. Games, etc. Parks department staff may help us.

3. Lauren Shalcross elected. Ken and Alex to submit essays for sector 2 & non-profit reps, to vote on next time.